

## **Town of Carlisle Affordable Housing Trust**

### **Minutes**

December 16, 2014

**Present:** Vanessa Moroney, Chair; Nathan Brown; Carolyn Ing; and Karina Coombs. Absent: John Gorecki; Peter Scavongelli and Douglas A. G. Stevenson.

**Guests:** Alan Lehotsky, Chair, Carlisle Housing Authority; Mark Levitan, Carlisle Housing Authority; Steven Pearlman, Carlisle Housing Authority; ; Robert Zielinski, Reporter, *Carlisle Mosquito*; and Elizabeth DeMille Barnett, Housing Coordinator.

- 1. Meeting called to Order** at 7:02 p.m. by Vanessa Moroney, Chair
- 2. Approval of Minutes.** Nathan Brown made a motion to approve the November 17, 2014 Minutes. Carolyn Ing seconded the motion. All present aye, the motion passed. Mr. Brown made a motion to approve and to release the Executive Session Minutes from November 17, 2014.. Ms. Ing seconded the motion. Moroney aye, Brown aye, Ing aye and Coombs, aye, the motion passed.

### **3. New Business**

#### **A. Fiscal Year 2015 Community Preservation Grant Application for Community Housing for Fiscal Year 2016-2018.**

- a.** Ms. Moroney stated that the draft Community Preservation Committee (CPC) application for the Community Housing Fund had been circulated to the board prior to the meeting. She asked Elizabeth DeMille Barnett, Housing Coordinator, if there had been additional revisions proposed or comments received on the application since distribution. Ms. Barnett reported that John Gorecki and Karina Coombs had provided revisions, which were shown as changes (“blacklined”) in the draft which was distributed at the meeting. Ms. Barnett noted that Mr. Gorecki had requested revising the term of the grant to three years, rather the than two years as had been drafted.

Ms. Moroney asked if there were additional proposed revisions. Mr. Brown proposed that under the section on Responsible Parties (#4), that the language be amended to include: “a representative from the Carlisle Housing Authority and a representative from the community at large,” as the Affordable Housing Trust included members other than the Board of Selectmen. The board agreed to this revision.

Following this discussion, Ms. Moroney requested a motion be made for approval of the application for submittal to the CPC. Mr. Brown made a motion to approve the Fiscal Year 2016 Community Preservation Grant Application for \$50,000 as amended. Ms. Ing seconded the motion. All present aye, the motion passed.

- b. Carlisle Housing Authority Presentation on Inclusionary Zoning.** Alan Lehotsky, Chair, Carlisle Housing Authority (CHA) gave a presentation on

Inclusionary Zoning (IZ), which had been prepared by Mark Levitan, Carlisle Housing Authority and Ms. Barnett. This IZ presentation had been given to the Planning Board on December 12, 2014. The presentation outlined the basic premise of Inclusionary Zoning (IZ), which is to require developers to provide affordable housing units and/or a payment, which is based upon the number of market rate units which are proposed to be developed. IZ is an opportunity for a community to maintain its progress toward reaching the state's Chapter 40B 10% affordable housing units per community goal.

The presentation used the Carlisle example that in the four years since NOAH Benfield Farms was permitted in 2010, 50 new homes had been built in subdivision developments. The net result was that Benfield Farms added an additional 26 units, but the 50 subdivision units neutralized the progress toward Chapter 40B by adding an additional 5 affordable units to be required in 2020 (making the Town's progress 21 units during this period). The presentation included examples of comparable communities, Hamilton, Lincoln and Stow. These communities rely on private wells and/or septic systems. Ms. Barnett surveyed Town Planning staff for each of them and learned that they have had successful IZ programs for minimally 9 years and or more. -. The presentation used the National Housing Conference and Center for Housing Policy report data that in Massachusetts, 97 Boston metro area communities have adopted IZ bylaws.

Mr. Lehotsky noted that "work arounds" or dividing parcels into smaller subdivisions less than six or ten lots, would not be permitted, in order to get under the "threshold." Ms. Moroney asked what a typical threshold was? Mr. Lehotsky replied "from 6 housing units to 10 housing units, depending upon the community."

Mr. Brown asked about trade offs between affordable units and open space protection. Ms. Barnett replied that in Groton, where 42% of the open space was protected, 53% of the affordable units were the result of IZ requirements. Groton had no problem requiring both open space protection and affordable units successfully. Mr. Brown also noted that there were an awful lot of details, in proposing such a bylaw. Ms. Barnett distributed a handout which included each of the requirements/components in each of the Hamilton, Lincoln and Stow IZ bylaws which might be used as a critical decision path formulating a Carlisle bylaw. She noted that Lincoln had used most of Stow's language, but had customized it to Lincoln's needs in a number of places.

Mark Levitan made the point that having an IZ bylaw would prevent the Town having to spend money and resources developing additional affordable housing, which would be required by new subdivision development generated. He proposed that Douglas Stevenson, as Board of Selectmen (BOS) Housing Liaison, be asked to be the BOS point person on assisting with this. Meeting consensus was that this was a good idea.

- c. **Carlisle Housing Authority requests opportunity to discuss re-visiting non-age restricted, mixed-income, rental housing proposal for the Town-owned Banta-Davis site.** Alan Lehotsky initiated by sharing that the Housing Authority had requested to be on the Affordable Housing Trust agenda because it was very

concerned about the Town's strategic approach to Chapter 40B and the prospect of future unfriendly Chapter 40B projects. He recalled the 2012 Housing Forum as well as 2014 Town Meeting, when the Housing Authority had predicted that as surrounding communities met their 10% goals, that Carlisle would have a bulls eye on it for Chapter 40B development. He said now we here – with potential Chapter 40B projects being discussed in three new locations. He said that the Housing Authority is also concerned that the Town does not have unlimited war chests to fight every unfriendly Chapter 40B, that comes our way, not to mention that 99% of the time, communities lose on appeal at the Department of Housing and Community Development (DHCD) Housing Appeals Committee (HAC).

He went on to say that the Housing Authority is here to ask the Trust if it would reconsider returning to Town Meeting to discuss the prospect of investigating the possibility of developing mixed-income rental affordable housing on the Banta Davis land. The HA noted that the motion to consider a mixed-income rental program, as a way to reach the Town's Chapter 40B goals (10% affordable) had lost by 10%. Mr. Brown asked doesn't it matter what kind of Chapter 40B is being proposed? His thought was that one of the stumbling blocks for the 2014 TM vote was that the non-binding motion was that all affordable housing would be mixed-income rental units.

Mr. Levitan replied that at this point in time, the Town needs to maximize the number of affordable units it can generate. Mixed-income rental developments insure that all units count on the DHCD Subsidized Inventory, unlike homeownership Chapter 40B's. He also noted that the Banta Davis site would not impact an existing neighborhood and that it offered a sewage treatment plant as sanitary infrastructure.

Ms. Coombs asked are there any other available Town-owned parcels? Mr. Lehotsky answered no, all the other Town-owned parcels mentioned in the Housing Production Plan, have some type of Conservation restriction on them. Ms. Moroney asked if the plan was to develop rental housing period? She said that she lives near Banta Davis and also would like to see Concord "Riverwalk"-scale homeownership communities, with smaller homes. Mr. Levitan said that the Banta Davis vote was based upon fear, but what the community should fear is not have a strategy for the future. Mr. Lehotsky noted to assume that Carlisle is not going to have Chapter 40B's would not be a viable strategy. Mr. Brown said that people would need to know what would follow Banta Davis, if Banta Davis was developed. Mr. Levitan replied with the outline of a number of future Town-sponsored Chapter 40B options.

Discussion continued on possible funding mechanisms for such a long-term strategy. Discussion concluded with the agreement that the discussion should be pursued further, but it would be important that any future Chapter 40B strategy would need to include both mixed-income rental and homeownership units. Ms. Barnett offered to contact the Bedford Affordable Housing Trust in order to find out how it handled funding property acquisition.

- 4. Authorizations:** Invoice: 338 Bedford Road Group Home Duplex Carlisle Housing Authority Request for Proposal development - Miyares and Harrington (legal services) for

\$2,065.00. Following discussion, Mr. Brown made the motion that the Carlisle Affordable Trust authorize payment from the 2014 Town Meeting approved Community Preservation fund grant 2014-1 for group homes for the intellectually-disabled. Ms. Ing seconded the motion, all present aye, the motion passed.

**5. Next meeting date:** Tuesday, January 20, 2015

**6. Meeting Adjourned:** Mr. Brown made a motion to adjourn which was seconded by Ms. Coombs. All present aye, meeting adjourned at 9:10 p.m.

Respectfully submitted by Elizabeth DeMille Barnett, Housing Coordinator